

		2026 BUDGET
<b>TOWNHOUSE (TH) SUPPLEMENTAL INCOME</b>		
Townhouse Assessment	\$	12,370.96
Parking Pass Replacement		
<b>TOTAL TH INCOME</b>	\$	12,370.96
<b>TOWNHOUSE EXPENSES</b>		
Allowance for 5% - TH	\$	500.00
Allowance for Doubtful Accts - TH	\$	1,000.00
Parking lot maintenance	\$	1,000.00
Electric	\$	1,100.00
Electrical Repair	\$	1,000.00
Parking Management Fee	\$	360.00
Snow Removal Contract	\$	7,410.96
<b>TOTAL TH EXPENSES</b>	\$	12,370.96
<b>TH NET SURPLUS/(DEFICIT)</b>		
<b>GENERAL INCOME</b>		
Assessment	\$	109,283.08
Late Fee/NSF/Owner Interest	\$	1,400.00
Legal Fees Reimbursement	\$	5,100.00
Delinquency Recovery	\$	4,705.00
Tax Refund		
Management Collections	\$	700.00
<b>TOTAL GENERAL INCOME</b>	\$	121,188.08
<b>GENERAL EXPENSES</b>		
<b>CONTRACTS</b>		
Lawn Maintenance	\$	29,000.00
Trash Removal	\$	25,445.12
Architectural Inspections	\$	7,160.00
<b>SUBTOTAL</b>	\$	61,605.12
<b>RESERVE CONTRIBUTION</b>		
Infrastructure Repair & Maintenance	\$	1,217.11
<b>SUBTOTAL</b>	\$	1,217.11
<b>GENERAL &amp; ADMINISTRATIVE</b>		
Allowance for 5% Discount	\$	1,600.00
Allowance for Doubtful Accts		
Audit	\$	2,000.00
Bank Charges	\$	150.00
BOD - Postage	\$	150.00
BOD - Printing	\$	150.00
CCOC Annual Fee	\$	1,163.50
Income Tax	\$	900.00
Infrastructure Repair & Maintenance	\$	1,895.80
Insurance	\$	3,500.00
Landscaping - Non Contract	\$	4,907.35
Legal - General	\$	1,000.00
Legal - Collections	\$	12,000.00
Management - Collections	\$	1,000.00
Management Fee	\$	21,259.20
Management Fee - Secretarial & Contract		
Management - Postage	\$	700.00
Management - Printing	\$	1,100.00
Meeting Space	\$	200.00
Miscellaneous Administrative	\$	1,490.00
Website Services	\$	500.00
PO Box		
Real Estate Tax (stormwater mgmt fee)	\$	2,400.00
Storage	\$	300.00
<b>SUBTOTAL</b>	\$	58,365.85
<b>TOTAL EXPENSES</b>	\$	133,559.04
<b>GENERAL NET SURPLUS/(DEFICIT)</b>		
<b>TOTAL EXPENSES</b>	\$	133,559.04
<b>TOTAL INCOME</b>	\$	133,559.04
<b>TOTAL SURPLUS/(DEFICIT)</b>	\$	-
SF Quarterly Assessment	\$	152.63
TH Quarterly Assessment	\$	207.86